

LEGAL DESCRIPTION:

All those two certain pieces, parcels or lots of land situate in the Borough of Dawson, Fayette County, Pennsylvania, bounded and described as follows:

First All Lots of Nos. 301 and 31 and a part of Lot No.32, as described On the general plan of lots of the said Town of Dawson and more particularly bounded and described as follows: Beginning at a point on Griscom Street and near the Pittsburg and Connellsville Railroad, now Baltimore & Ohio Railroad Company ,a corner of Lot No.30;thence with said Griscom Street, South 32 degrees 30 minutes West, 200.5 feet to a post, a corner of residue of Lot No.32, formerly in the occupancy of Lydus C. Cochrane; thence through said Lot No. 32 and along the line of said residue, South 50 degrees 29 minutes East ,100 feet to a stake; thence with the same South 2 degrees 44 minutes West, 48 feet to a stake; thence South 79 degrees 36 minutes East,25.08 feet to a stake; thence with the line of what was formerly Sycamore Alley, North 32 degrees 30 minutes East 242.55 feet to a post, near said railroad, corner of said Lot No. 30, thence parallel with said railroad, North 57 degrees 30 minutes West, 150.15feetto the place of beginning.

Containing 120 perches more or less.

EXCEPTING AND RESERVING thereout and therefrom all that certain piece, parcel or lot of land beginning part of Lot No. 32 in the plan of Dawson Borough, more particularly bounded and described as follows: Beginning at a pin near the curb line of Griscom Street and the Baltimore& Ohio Railroad Company right of way; thence South 50 degrees 29 minutes East 100 feet to a pin; thence South 2 degrees 44 minutes East 28 feet to a sycamore tree; thence North 25 degrees 44 minutes East, 42.5 feet to a pin; thence North 61 degrees 31 minutes West,101.6 feet to a pin, thence North 57 degrees 30 minutes West,9 feet to a pin, the place of beginning. Constituting .029 of an acre.

SECOND: Part of Lot No. 32 in the plan of Dawson Borough, more particularly bounded and described as follows: Beginning at a pin near the curb and along Griscom Street, a distance of 200.6 feet from the corner of Griscom Street and the Baltimore & Ohio Railroad Company right of way; thence South 61 degrees 31 minutes East,101.6 feet to a pin; thence North 22 degrees 39 minutes East,11.5 feet to a pin; thence North 58degrees 06 minutes West 101.1 feet to a pin, the place of beginning, being a triangular lot containing .014 of an acre, as sown on a plan prepared by Thomas M. Zimmerman, Sr.,Civil Engineer, on April 30,1940 and of record in the aforesaid Recorder's Office in Plan Book 5,Page 221.

Subject to the rights, privileges, easements, agreements, conditions,
restriction and reservations as exist by virtue of prior recorded instruments.